



Two-family house

Two exclusive villa apartments
in an excellent garden setting
for sale on the Kapuzinerberg

Geographical location

Rheinfelden

As the oldest Zähringer town in Switzerland, the picturesque medieval old town of Rheinfelden is ideally located at the highest point of the navigable Rhine and benefits from a mild and fog-free climate. Boat trips between Rheinfelden and Basel invite you to explore and relax. The region around Rheinfelden, with its charming landscape between the Jura and the Black Forest, offers a unique and close to nature leisure that leaves no desires unfulfilled.

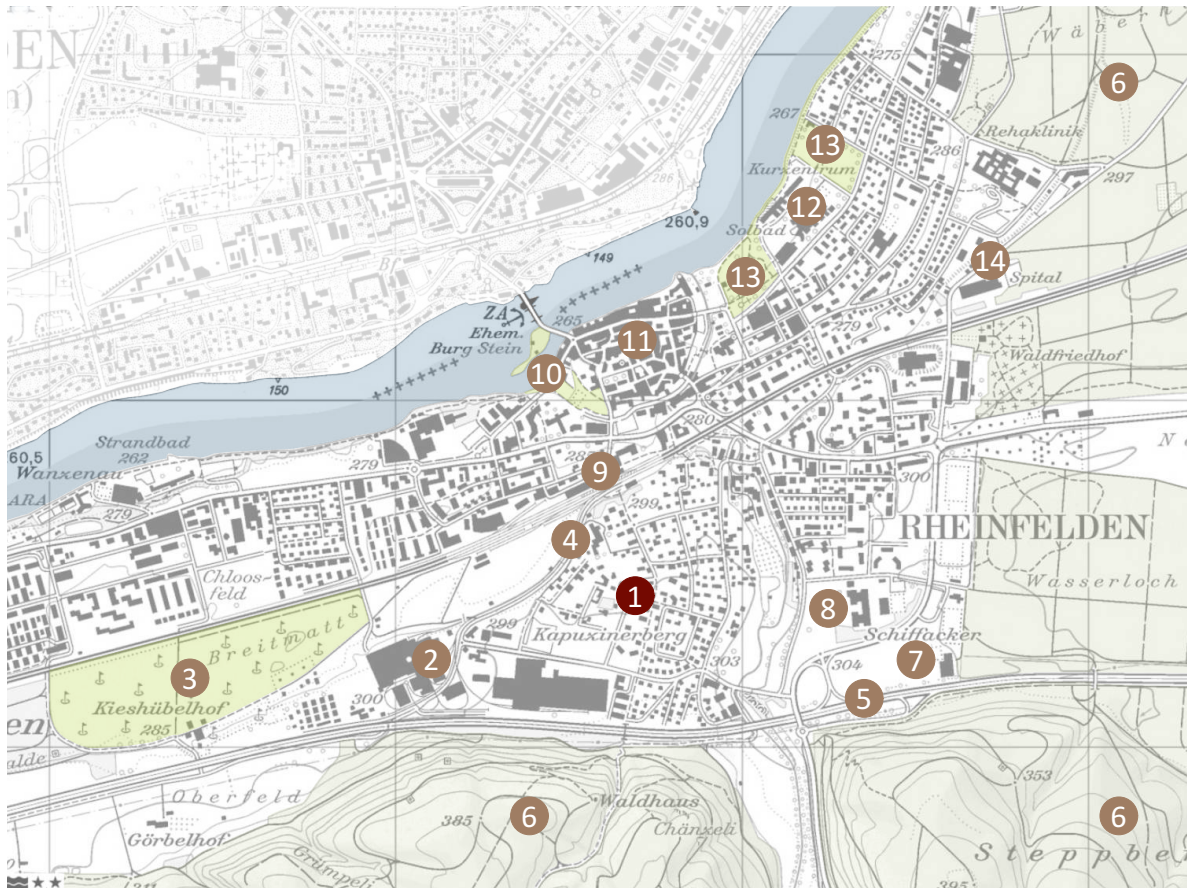
Infrastructure

Rheinfelden is a popular business location thanks to its leisure, cultural, health and wellness services. Rheinfelden is home to schools of all levels: kindergarden, district school, middle school, upper secondary school, vocational school, secondary school, district school and international school. Excellent public transport connections allow to reach by train Basel-Stadt from Rheinfelden within 15 minutes and Zurich in an hour. On the freeway A3 you can get to Zurich in 40 minutes and Basel-Stadt in 20 minutes.

The Kapuzinerberg district

The popular Kapuzinerberg villa district is characterized by its location on a hill on the outskirts of Rheinfelden's old town. In just a few minutes' walk you can reach the SBB train station, the old town, the Jura recreation area, the Rhine or the golf course. Also in Rheinfelden is the Sole Uno wellnessparc with it's Parkhotel am Rhein as well as opportunities for tennis fans. For horse lovers there are numerous stables nearby.





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|-----------------------------------|---|
| ① Two-family house "terra nobile" | ⑧ BZF Berufsbildungszentrum Fricktal - school |
| ② "Feldschlösschen" brewery | ⑨ SBB train station |
| ③ Golf course Rheinfelden | ⑩ Schifflande - hithe |
| ④ Hotel Eden | ⑪ historic town of Rheinfelden |
| ⑤ Freeway connection | ⑫ Sole Uno wellness world |
| ⑥ local recreation area | ⑬ old and new garden park |
| ⑦ Tennis club Rheinfelden | ⑭ Gesundheitszentrum Fricktal - hospital |



Living experience

2 apartments in condominium ownership

TERRA NOBILE stands for a unique and exclusive **villa architecture** with two individually designed **apartments in condominium ownership**. It makes no difference where you are, whether in the courtyard driveway with the private garages, the garden apartment "**beau jardin**" or the penthouse maisonette apartment "**bel étage**", your spacious private cellar or personal wellness area, all entrances are **barrier-free** and the floors are easily accessible by **elevator**. Understated, **custom-made built-in cupboards** offer plenty of storage space.

Here you can enjoy the spaciousness and tranquility of a **villa** without any worries and at the same time commit to an **ecological** and **CO2-neutral** structural wood hybrid **construction**, supplemented by a **photovoltaic system** to produce electricity for the air-water heat pump.

The two-family villa is ideal for a multi-generational family, living & working, renting to one or two parties or as a condominium ownership where you live yourself. As a buyer, you personally decide how you want to live and use "Terra Nobile".



The garden apartment "*beau jardin*"

The apartment on the ground floor enjoys direct ground-level access to the wonderfully landscaped garden with water feature, various seating areas, atrium courtyard, sauna, whirlpool and non-slip footpath made of Gemfloor and much more. In the "*beau jardin*" you can enjoy your spacious barrier-free home in the living area with winter garden, elevator and direct access to the double garage at ground level. The rooms are secured with an alarm system. The technical installation for a cozy fireplace is prepared.

Specification to "*beau jardin*" | unit W1

living space including winter garden approx. **160m²**

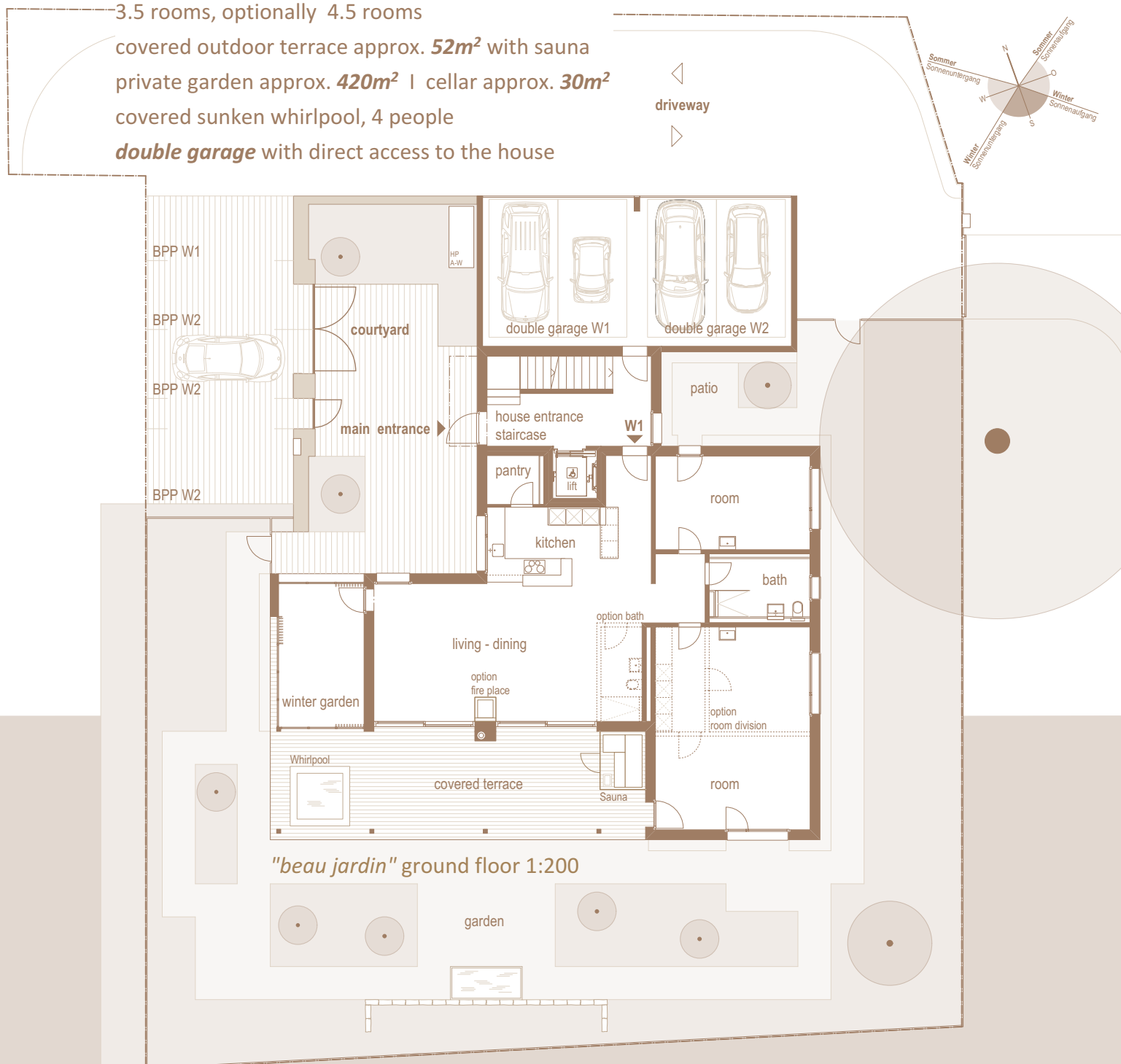
3.5 rooms, optionally 4.5 rooms

covered outdoor terrace approx. **52m²** with sauna

private garden approx. **420m²** | cellar approx. **30m²**

covered sunken whirlpool, 4 people

double garage with direct access to the house



The maisonette apartment "*bel étage*"

The maisonette apartment impresses with its light-flooded living rooms as well as a spacious covered balcony with a glass skylight and electric sun awning. Here you can enjoy the clear view of the day and night sky. On the attic floor there is the "en suite" bedroom with dressing room, infrared cabin and bathroom. From here you can go directly to the 38m² roof terrace. The access is barrier-free with an elevator directly to the two residential floors. On the "bel étage" you can receive guests and enjoy your spacious home in the residential wing with winter garden on the 1st floor. The attic floor above is your personal wing with private rooms and view over the gardens.

Specification to "*bel étage*" I unit W2

living space including winter garden

approx. **170m²** (1st floor)

4.5 rooms, optionally 5.5 rooms

covered outdoor terrace with skylight approx. **52m²**

attic floor "en suite" approx. **65m²** & infrared cabin

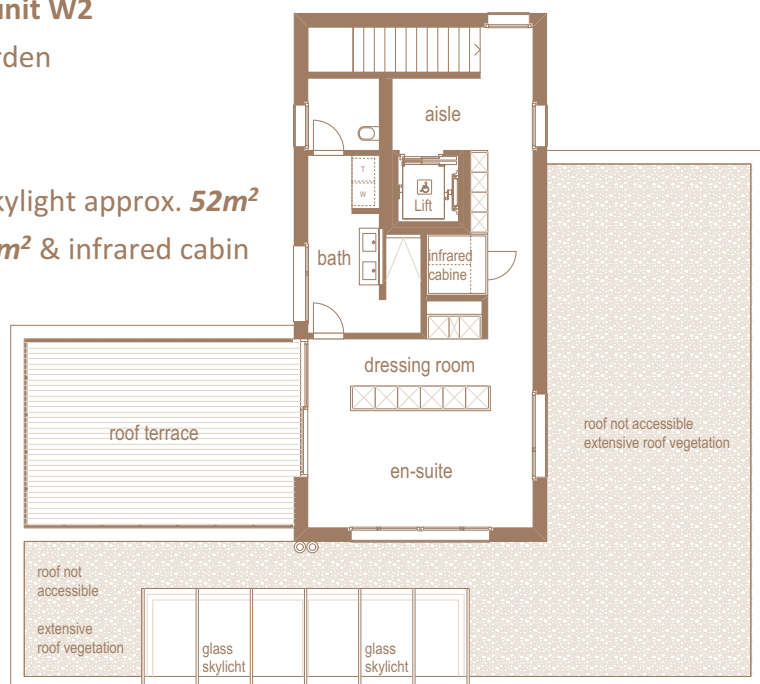
attic terrace approx. **38m²**

total living space including

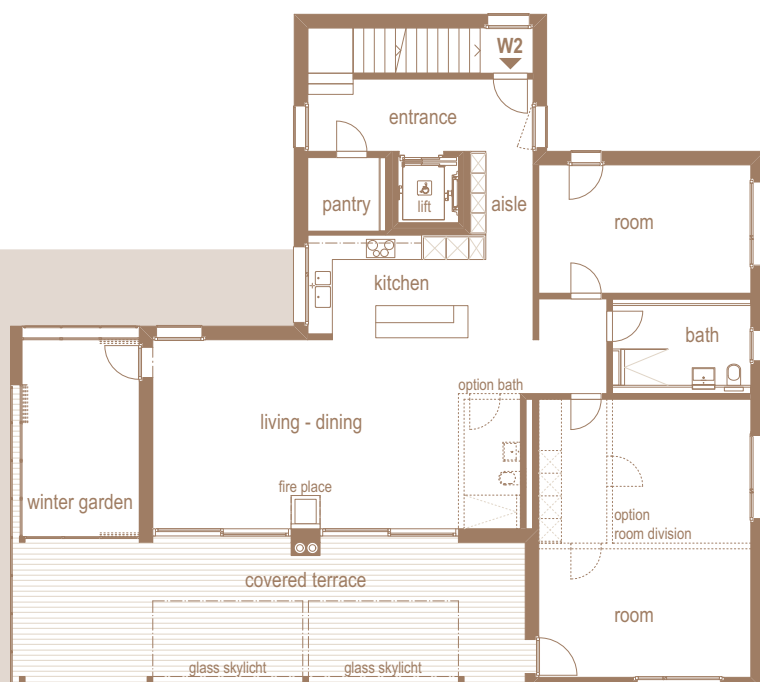
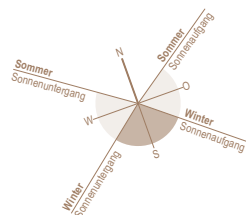
winter garden approx. **235m²**

cellar approx. **40m²**

double garage with direct
access to the house



"*bel étage*" attic floor 1:200



"*bel étage*" upper floor 1:200

Villa apartments, basement

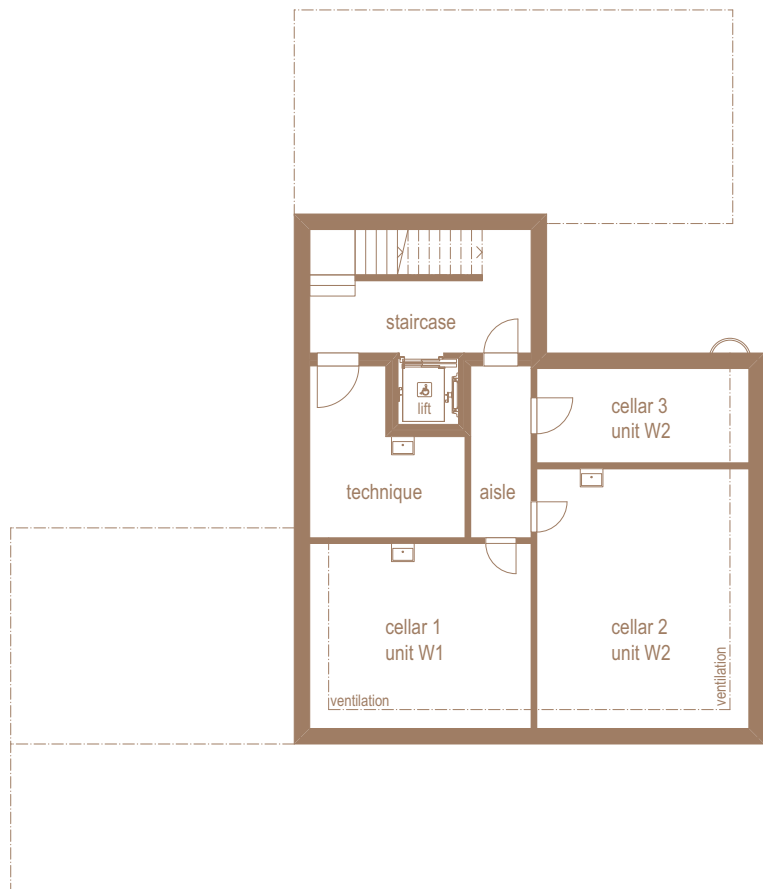
You can reach the basement comfortably and barrier-free with the elevator. Each apartment has a cellar / basement room between 30m² and 40m² with a ventilation system. The exterior walls are made of solid concrete and are insulated; the interior partition walls are made in masonry.

cellar 1 approx. **29m²** (to ground floor unit W1)

cellar area 2 approx. **38m²** (to attic floor maisonette unit W2)

cellar 3 W2 approx. **14m²** (to attic floor maisonette unit W2)

basement 1:200



Villa apartments "*Terra Nobile*"



Garages and courtyard garden



Garden "*beau jardin*"



Garden & patio "*beau jardin*"



Ground floor "*beau jardin*"



Living area & room "*beau jardin*"



Living area & room "*bel étage*"



Winter garden & balcony "*bel étage*"



Attic en-suite "*bel étage*"



Roof terrace & bathroom "*bel étage*"



Brief construction description

Shell

Floor I solid ceilings I walls

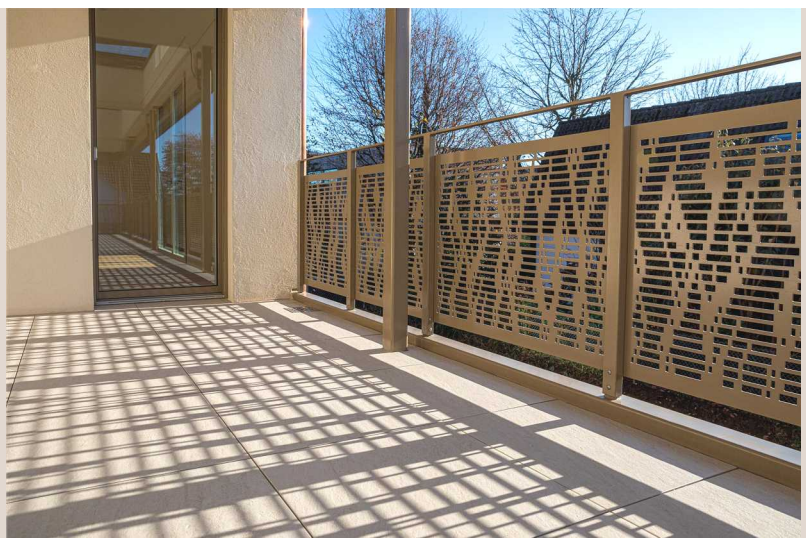
All components in contact with the ground (floor, walls, ceiling) in waterproof concrete. The walls in the basement are made of concrete or sand-lime brick. The staircase with elevator shaft next to the apartments is constructed in a sound-insulated encapsulated structural timber construction in accordance with fire protection regulations. Other external walls in high-quality, factory-tested timber system construction with thermal insulation. The room-dividing walls in the apartments are constructed in a lightweight construction system in accordance with the applicable standards.

Ceilings I Roof

Floor ceilings in proven wooden rib-box system with sound-absorbing filling or over-concrete (hybrid construction) as specified by acousticians and timber construction engineers. The visible surfaces of the ceilings are claded with high-quality plasterboard. Flat roofs insulated with a slight slope, walkable terrace area and extensive greenery.

Windows I Gates I Winter garden

All windows and sliding windows in wood-metal with thermally insulated frame extension, triple insulating glazing with tilt-and-turn lock. Inside white lacquered wooden surface, outside aluminum colour enamelled. Fall protection for parapets under 100cm. U-value window glass 0.60W/m²K. Sectional garage doors with all-round seal for each double garage including transmitter and key switch. Three-sided glazing in the winter garden, movable front with glass folding windows or fixed glazing, frames in colour enamelled aluminium.



Facade

High-quality compact facade with natural wood fiber insulation panels and mineral plaster structure with a brushed finish (HAGA natural plaster) as a climate-regulating insulating shell and diffusible long-term weather protection. Window embrasures and window sills made of colour enamelled metal frames. Tinning sheet metal work covering for roof edges, roof edgings, drainage etc. in copper sheet.

Sun shading

Exterior venetian blinds, colour enamelled, guided in rails with electric drive, all living and sleeping rooms as well as bathrooms. Balconies with overhanging horizontal awnings, winter gardens with vertical awnings as glare and privacy protection with electric drive. Balcony on the upper floor with fixed glazed skylight cutout and shading with water-repellent awning, electrically operated.

Interior fittings and work

Electrical systems

Lighting fixtures in LED technology in the basement, general rooms, installation downlights in the entrance area, kitchen, living-dining room, rooms 1 + 2, master bedroom and bathrooms as well as a large number of triple sockets and switched sockets. The living area and the bedrooms are equipped with multi-sockets for TV and telephone. Each apartment / floor is equipped / prepared with a Wi-Fi connection. Connections for washing machine and tumble dryer in the basement room, as well as on the attic floor including washing machine and dryer. Balconies / terrace with outside sockets and built-in ceiling lights. Each apartment / floor has a doorbell with intercom door opening and camera for the main entrance front door. Electrical sub-distribution for each apartment with all fuses and residual current circuit breakers.



Heating system

The heat is generated with a hot water storage tank using an air-water heat pump in combination with a PV solar system. The heat for the heated rooms is distributed using underfloor heating with low temperatures and individual room regulation. In summer, it is possible to cool the rooms using the heating system (free cooling).

Sanitary facilities

High-quality fittings in the bathrooms with the sanitary appliances. The showers are floor-level with continuous tiling and drainage channels as well as a rain shower system. Shower partitions and doors made of glass, tiled shower walls in the "en suite" on the attic floor. Washbasins with furniture bases and integrated drawers.

Kitchens

High-quality and extensively equipped quality kitchens with Miele electrical appliances and refrigerators, in the "beau jardin" and "bel étage" from HEID in Sissach.

Elevator system

Handicapped-accessible AS elevator system, which serves all floors. Access and entry for the "bel étage" via key operation.

Wall and ceiling covering

Walls with painted fine glass non-woven wallpaper. Ceiling surface painted, with integrated curtain rails flush mounted. Bathrooms with high-quality floor and wall tiles.

Floor covering

In the apartments, floating subfloor with impact sound insulation and underfloor heating (also suitable for cooling). Living rooms with parquet floor / ceramic tiles, tiled flooring in the bathrooms. Basement with subfloor on thermal insulation, painted surface / tiled flooring in the hallway and corridor.



Metalwork

Closed balcony and terrace parapets with individual lasered motives and colour enamelled.

Carpentry

Apartment doors EI30 with 3-point security lock and spy hole. Interior doors made of wood with painted steel frame. High-quality fittings made of stainless chrome steel. High-quality built-in cupboards in both apartments. Additionally on the attic floor "en suite" with room divider built-in cupboard and integrated room cooling, as well as a built-in infrared cabin.

Basement

The basement rooms are mechanically ventilated. Prepared connections for washing machine and tumble dryer with washbasin and mixer tap for fresh water.

Locking system

Security locking system with camera surveillance at the main entrance. The apartment on the ground floor "beau jardin" is equipped with an anti-burglary alarm.

Fireplace

In the "bel étage" apartment living-dining room, a wood fireplace is installed between the two large sliding glass fronts. The possibility of installing another fireplace in the "beau jardin" living-dining room has already been technically taken into account.

Environment

Here you will find a stylish and harmonious design of the outdoor area with high-quality stone flooring in the courtyard garden, house entrance, visitor parking spaces and an asphalted driveway to the double garages. An attractive night atmosphere is given by using accent lighting, outdoor lighting with twilight and motion sensors. The apartment "beau jardin" has a wonderfully easy-care garden with various outdoor areas, such as a water feature, seating areas, atrium courtyard, sauna, whirlpool and a throughout footpath made of Gemfloor.



Purchase price

We will be happy to provide upon request information about the sales price for the complete multi-generational two-family house Villa "Terra Nobile" with the two apartments "beau jardin" and "bel étage" or for one of the units as condominium ownership.

General information

There is no legal claim based on this sales information. The information provided here regarding text, images and plans corresponds to the state of knowledge at the time of printing and is for general information purposes. Possible deviations may occur and must be accepted by the buyer. The contractual agreement is "sold as seen".

Relevant is the notarized purchase agreement and its associated documents.

Interim sale possible

With the receipt of this sales documentation there is no legal claim that the object on offer has already been secured elsewhere after these documents have been sent.



Your notes



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